

CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2024-0006

Application Type: Site Review
Applicant(s): Allen Majors Associates, Inc.
Owner(s): 114 Silver Street Group, LLC
Location: 114 Silver St. (Assessor's Map 12, Lot 148)
Date: November 21, 2024

INTENT: Following subdivision of the subject parcel into two lots, the proposal is to convert the existing single-family home into a 4-unit multi-family dwelling on one lot and construct a 3-story, 4-unit multi-family dwelling on the other lot with eight associated parking stalls for each building. *[This item was previously heard by the Technical Review Committee on July 18, 2024 and September 5, 2024]*

UNITS PROPOSED: Two (2) lots, eight (8) units

AGENDA ITEM #: 1

ACREAGE: Existing Acreage: 22,340 sq. ft./0.52± ac.
Proposed Lot 1: 11,650± sq. ft.
Proposed Lot 2: 10,690± sq. ft.

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential, School

ZBA ACTION: None.

PERMITS REQUIRED:

- COND-2024-0011, CUP to convert single-family dwelling to 4-unit dwelling
- COND-2024-0012, CUP to construct a new, 4-unit dwelling

WAIVERS REQUESTED: None.

ATTENDANCE:

Donna Benton, Planning
Erin Bassegio, Zoning
Marn Speidel, Police
Jim Maxfield, Inspection Services
Ken Mavrogeorge, Engineering
James Burdin, Business Development
Tom Clark, Planning Board

Others:

Tom Toye, Applicant/Owner
Michael Malynowski, Allen & Major

Approval of minutes from November 14, 2024:

M. Speidel moved to approve the November 14, 2024 minutes.
Seconded by T. Clark. Vote: U/A.

PLAN REVIEW:

Planning:

- Reminder: Water and sewer investment fees
- Provide access, utility, and drainage easements
 - Show drainage easements on plan
 - Easement language will be requested as a condition of approval.
- Confirm lot numbering with City Assessor
- Thank you for providing a updated design.
- Please indicate building materials on elevations and ensure materials meet HR standards
- Add owners signatures, all professional stamps, and signatures will be a condition of approval.
- Change note 30 on Sheet C-102 to include no Saturday hours.
- Provide revised streetscape
- Upload latest files to portal and print 6 copies of materials and 11x17s of plans for PB submission

Engineering:

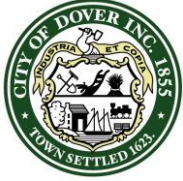
- Sheet 2:
 - Show proposed drainage easements on an easement plan.
- Sheet C-104
 - Each lot needs to have its own sewer services independent of one another. This may require an extension to the sewer main in Rutland. A waiver from DUC would not be supported by Engineering or Community Services.

Police:

- Previous comment regarding overhead utilities has been addressed.
- Previous comment regarding suggested 25% contribution toward RRFB system at Silver/Belknap crosswalk remains.

Inspection Services:

- Previous comments appear to have been resolved.
- Include updated design in portal submission.



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Fire Department:

- Prior comment addressed.

Business Development:

- No further comments.

Planning Board:

- *No comments.*

Next Steps: Revise plans per comments above and resubmit for Planning Board.

Paused TRC at: 10:52 a.m.